

# LAKE COUNTY ZONING BOARD

February 7, 2007

## AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, February 7, 2007**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, February 27, 2007**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

### BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Ms. Elaine Renick	District 2
Ms. Debbie Stivender	District 3
Ms. Linda Stewart	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

### ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	
Mr. John Childers, Ex-Officio, Non-Voting Military Representative	

### COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager  
Mr. Sanford A. Minkoff, County Attorney  
Ms. Melanie Marsh, Deputy County Attorney  
Ms. LeChea Parson, Assistant County Attorney

### GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management  
Ms. Amye King, AICP, Deputy Director, Department of Growth Management  
Mr. R. Wayne Bennett, AICP, Planning Director, Planning & Development Services  
Mr. Brian Sheahan, Chief Planner, Planning & Development Services  
Mr. Alfredo Massa, Chief Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Stacy Allen, Senior Planner, Planning & Development Services  
Ms. Karen Ginsberg, Senior Planner, Planning & Development Services  
Mr. Ryan Guffey, Senior Planner, Planning & Development Services  
Ms. Karen Rosick, Planner, Planning & Development Services  
Ms. Denna Levan, Associate Planner, Planning & Development Services  
Ms. Mary Harris, Associate Planner, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
February 7, 2007  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
February 27, 2007

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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**CONSENT AGENDA:**

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board / BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

PH#26-06-5	James & Louise Sims, Trustees Mark Maciel	2	#22-06-PUD <u>Withdrawn</u>
PH#74-04A-2	Millbrook Manor	3	#14-07-PUD/AMD
PH#8-07-4	Centex Homes, Pat Knight Daly Design Group, Tom Daly Sullivan's Ranch	4	#11-07-PUD/AMD
MSP#05/11/-2	Rinker Materials Inc. Steven J. Richey, P.A.	5	#112-05-MSP/AMD <u>Withdrawn</u>
PH#98-06-4	Meredith & Lois Salyer William Houston Evans	7	#126-06-CP <u>Withdrawn</u>
CUP#92/9/6-2	William J. Booth	8	#15-07-CUP/REV

**REGULAR AGENDA – OPEN FOR DISCUSSION:**

PH#9-07-4	Jack Cassell / Big Canoe of Swatara Leslie Campione	1	#13-07-PUD/AMD
PH#4-07-1	Rudolph Rode /Build Florida Inc.	6	#1-07-Z

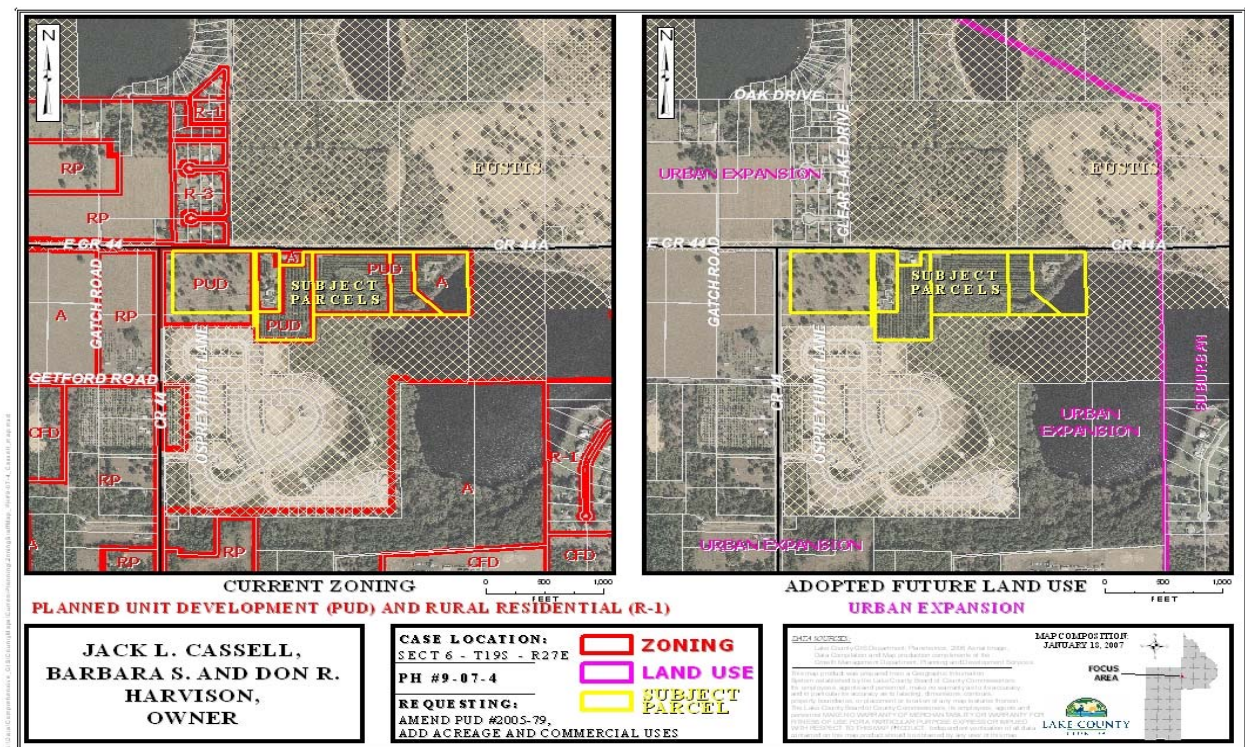
**TRACKING NO.: #13-07-PUD/AMD**

**CASE NO: PH#9-07-4**

**AGENDA NO: #1**

**OWNER: Jack Cassell / Big Canoe of Swatara**  
**REPRESENTATIVE: Leslie Campione**

**GENERAL LOCATION:** Eustis area – Property lying at the SE'ly cor of the intersections of CR 44 and CR 44A.



**APPLICANT'S REQUEST:** A request for an amendment to the existing PUD Ordinance #2005-79 to incorporate & rezone a 5-acre parcel from A (Agriculture) to PUD, to allow for a maximum of 20-single-family detached homes, commercial uses with 15 multi-family units above the commercial development (i.e. specialty retail, garden shops, convenience retail (no gas pumps), restaurants (no drive-thru) and professional offices; and also to clarify that the existing home on the property be recognized as "Tract D" and is part of the PUD.

**SIZE OF PARCEL:** 39.77 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval





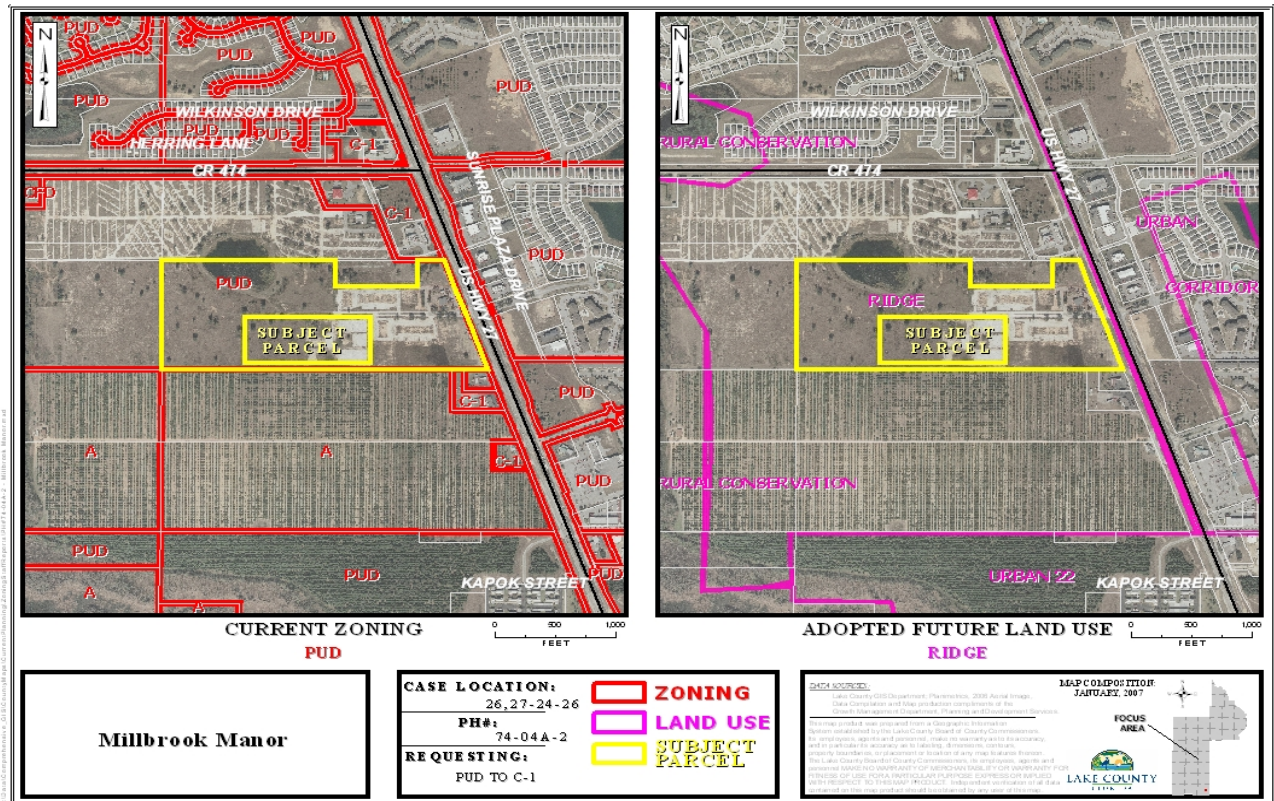
**TRACKING NO.: #14-07-PUD/AMD**

**CASE NO: PH#74-04A-2**

**AGENDA NO: #3**

**OWNER: Millbrook Manor**

**GENERAL LOCATION:** South Lake County / Four Corners area – Property located SW'ly of the intersection of CR 474 and US Hwy 27.



**APPLICANT'S REQUEST:** A request to amend PUD Ordinance #2004-94 to correct the legal description, to exclude the commercial out-parcels from the PUD development.

**SIZE OF PARCEL:** 134 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

TRACKING NO.: #11-07-PUD/AMD

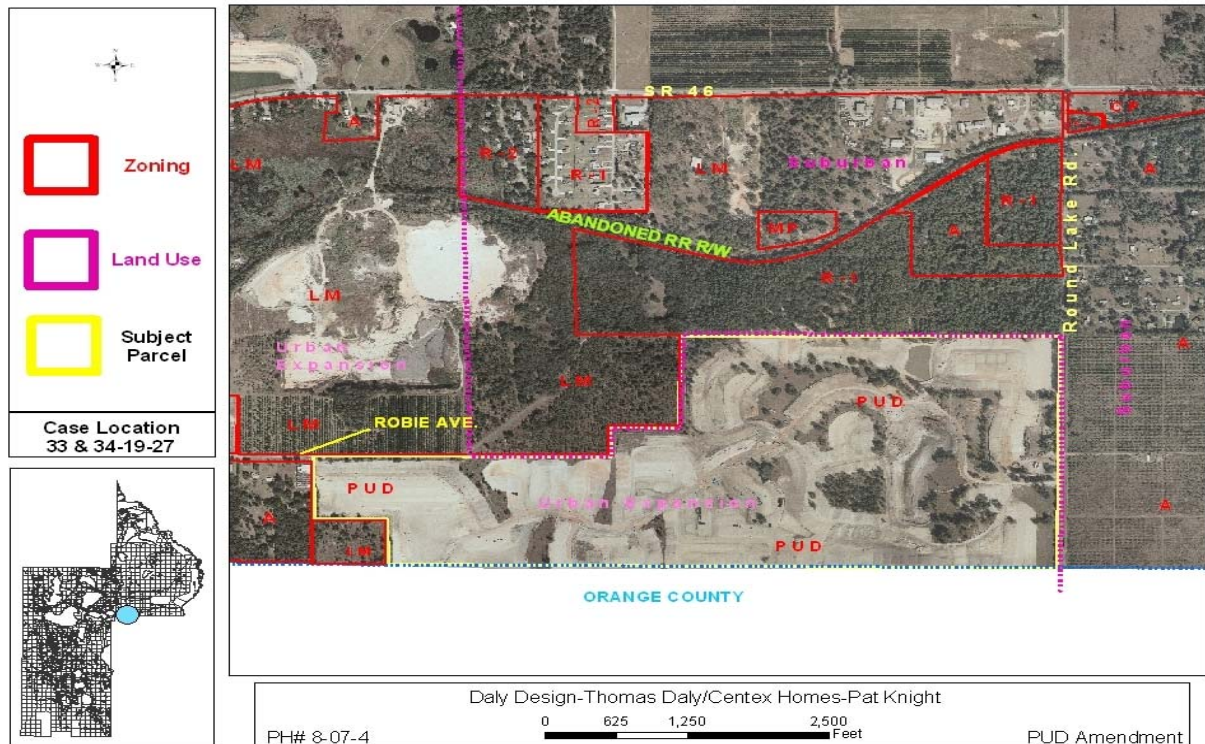
CASE NO: PH#8-07-4

AGENDA NO: #4

OWNER: Centex Homes, Pat Knight – Sullivan's Ranch

APPLICANT: Daly Design Group, Tom Daly

**GENERAL LOCATION:** East Lake County / Mt Dora area – Property located approximately 1/2 mile S of SR 46, W of Round Lake Road and also SE'ly of Robie Road.



**APPLICANT'S REQUEST:** A request to amend PUD Ordinance #2006-12 (Sullivan's Ranch) to allow for swimming pools, screen enclosures and accessory buildings to maintain a 5 feet setback from rear and side property lines.

**SIZE OF PARCEL:** 298 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval with conditions



**TRACKING NO.: #112-05-MSP/AMD**

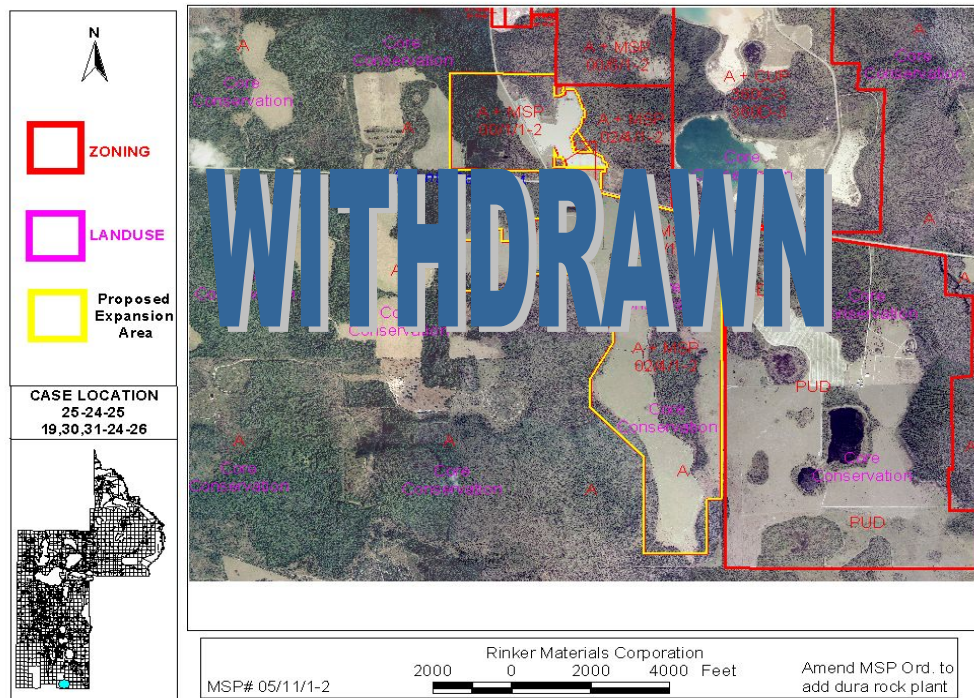
**CASE NO: MSP#05/11/1-2**

**AGENDA NO: #5**

**OWNER: Rinker Materials Corp**

**REPRESENTATIVE: Steven J. Richey, P.A.**

**GENERAL LOCATION:** Four Corners / Green Swamp area – Property located N of CR 474 and SW'ly of Green Swamp Road.



**APPLICANT'S REQUEST:** A request for an amendment to Mining Site Plan in A (Agriculture) (ORD#2002-50) to add the additional use of a Dura-Rock plant to the sand mine operation

**SIZE OF PARCEL:** 699 +/-acres

**FUTURE LAND USE:** GSACSC – Core Conservation

**STAFF'S RECOMMENDATION:** Applicant requests WITHDRAWAL of this petition.





TRACKING NO.: #126-06-CP

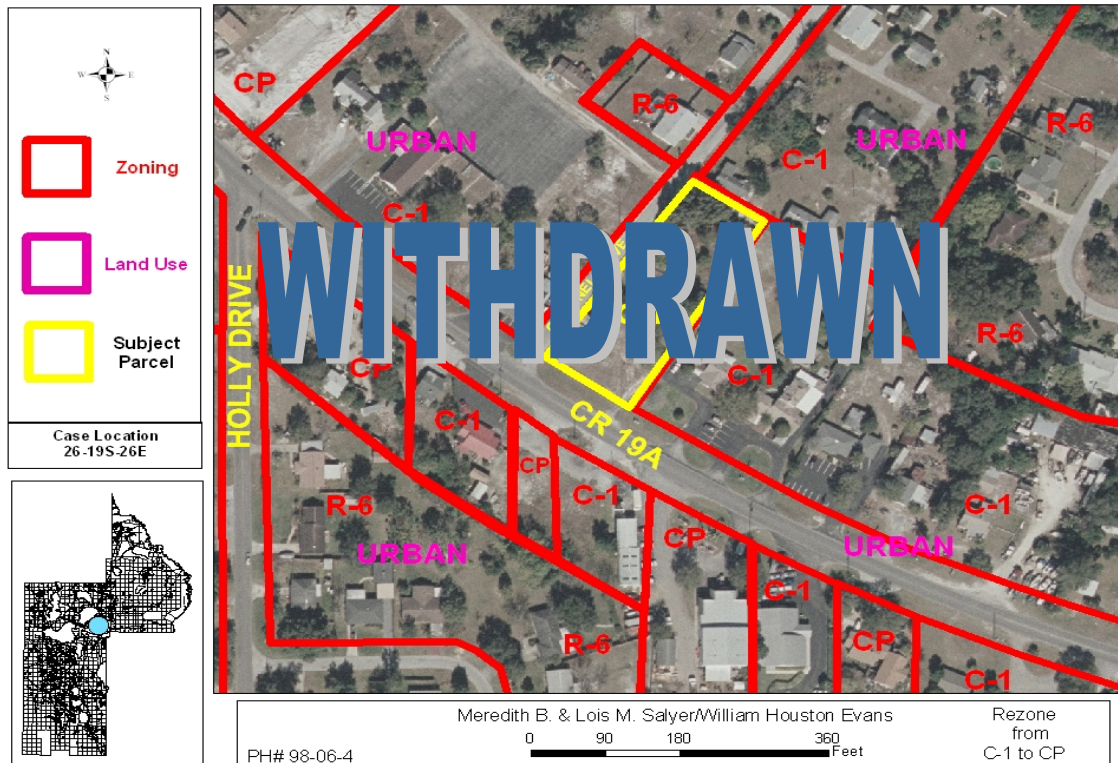
CASE NO: PH#98-06-4

AGENDA NO: #7

OWNERS: Meredith & Lois Salyer

APPLICANT(S): William Houston Evans

GENERAL LOCATION: Mt Dora area – Property lying N of SR 19 and E of Channel Drive.



**APPLICANT'S REQUEST:** A request for rezoning from C-1 (Neighborhood Commercial) to CP (Planned Commercial) to construct condominium-type warehouse and storage units. (.82 +/-acres)

**SIZE OF PARCEL:** 550 +/-acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Applicant requests WITHDRAWAL of this petition.

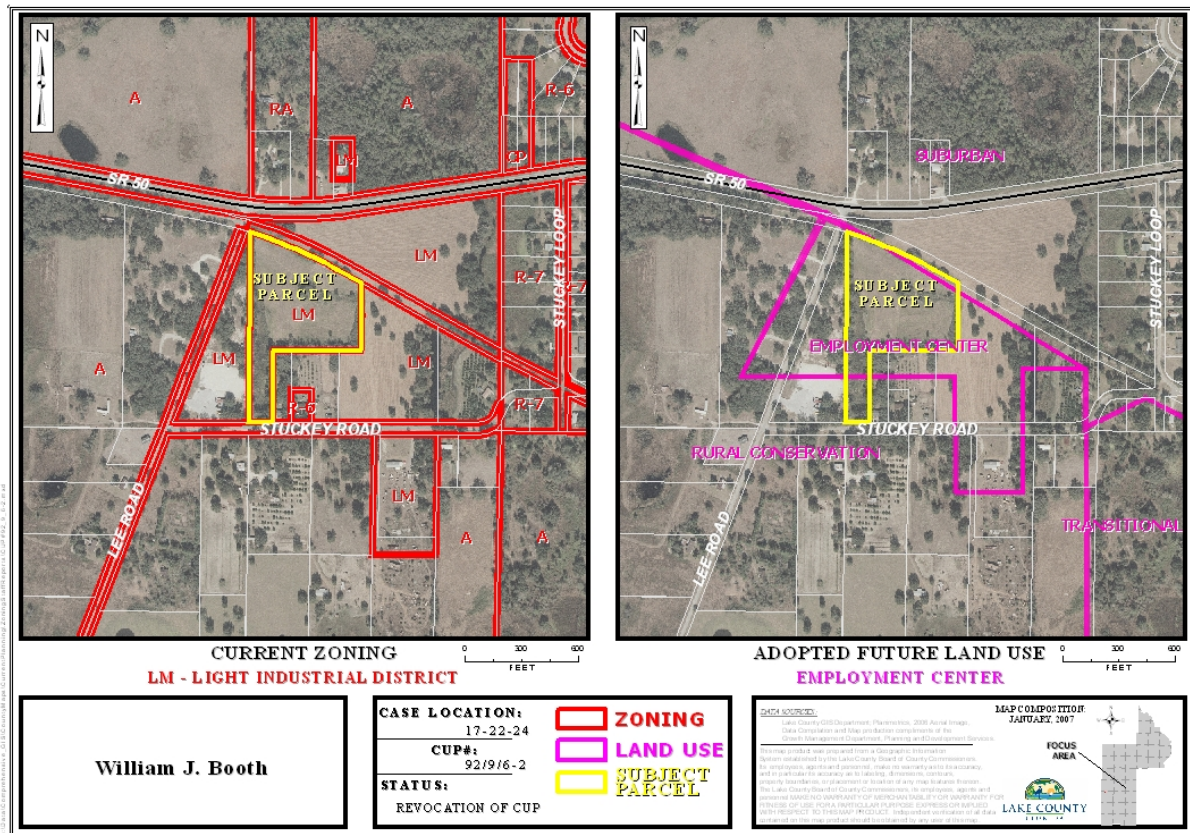
**TRACKING NO.: #15-07-CUP/REV**

**CASE NO: CUP#92/9/6-2**

**AGENDA NO: #8**

**OWNER: William J. Booth**

**GENERAL LOCATION:** Mascotte area – Property lying S of SR 50, N of Stucky Road, E of Lee Road and W of Stucky Loop Rd. (17-22-24)



**APPLICANT'S REQUEST:** The present owner request revocation of the uses permitted under the terms & conditions of the Conditional Use Permit in LM (Light Industrial) zoning, which permitted a construction and demolition debris landfill to fill old clay pits and for the future planting of citrus.

**SIZE OF PARCEL:** 6.5 +/-acres

**FUTURE LAND USE:** Suburban

**STAFF RECOMMENDATION:** Staff recommends approval of the applicant's request for revocation of all uses permitted under the terms and conditions of the CUP in LM (Light Industrial).